



City of Annapolis

Department of Planning & Zoning
Historic Preservation Division
145 Gorman Street, 3rd Floor
Annapolis, MD 21401-2535

HPC 2016-000
REVISED
3-18-16
ORIGINAL



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FOR CITY USE ONLY	
AGENDA #	N.B. #3
MEETING DATE	5-10-16

HistPres@annapolis.gov • 410-263-7961 • Fax 410-263-1129 7961 • MD Relay or 711 • www.annapolis.gov

HPC Public Hearing Application for Certificate of Approval

Building site address 243 HANOVER STREET 21401

Provide complete information below. Mailing addresses and telephone numbers are required.

Property Owner Information				Contractor's Information			
Name	<u>DANIEL FARNOLY</u>			Name	<u>BOHAN CONTRACTING, INC.</u>		
Address	<u>243 HANOVER ST.</u>			Address	<u>21-B RANDALL ST.</u>		
City	<u>ANNAPOLIS</u>	State	<u>MD</u>	City	<u>ANNAPOLIS</u>	State	<u>MD</u>
Zip	<u>21401</u>			Zip	<u>21401</u>		
Day phone	<u>609.861-9627</u>	Cell	<u>SAME</u>	Day phone	<u>410.252.0971</u>	Cell	<u>443.336.7915</u>
E-mail	<u>DFARNOLY@GMAIL.COM</u>			E-mail	<u>LMORGAN@BOHANCONTRACTING.COM</u>		

Authorizing Applicant Information				Architect/Engineer Information			
Name	<u>Contractor Johnny Kallis</u>			Name	<u>X</u>		
Address	<u>21B-Randall St</u>			Address	<u>X</u>		
City	<u>Annapolis</u>	State	<u>MD</u>	City	<u>X</u>	State	<u>X</u>
Zip	<u>21401</u>			Zip	<u>X</u>		
Day phone	<u>240-388-0505</u>	Cell	<u>240-388-0505</u>	Day phone	<u>X</u>	Cell	<u>X</u>
E-mail	<u>Johnny @ bohan Contracting.com</u>			E-mail	<u>X</u>		

- Applicant/Agent to receive comments BOHAN CONTRACTING, INC.
- Will you be applying for the Historic Preservation Tax Credit? Yes ☒ No ☐

The tax credit is limited to those expenses having to do with the exterior features of a structure and the total estimate of expenses per application must exceed \$5,000. Applications must be submitted prior to start of work. Please refer to the Annapolis City Code- Section - 6.04.230 - Historic Preservation Tax Credit.

- Are there any easements or deed restrictions for the exterior of this building or the site? Yes ☐ No ☒

If yes, submit a letter from the easement holder stating their approval of the proposed work.

- A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, existing structures and locations for all existing and proposed exterior signs.

If signs are proposed please provide drawings indicating material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

- Scaled drawings (1/4" to 1") for new construction, additions, and major alterations must be submitted. Drawings must include: plans, sections, elevations and details.

1 full size to scale set of 11" x 17" or larger plans & 8 reduced sets on 8" x 11" or 8" x 14" to scale.

- Printed color photographs or digital photos of existing conditions must be submitted in original packet. Photocopies of the photographs may be used in the remaining eight packets. Once your project is completed, photos of the completed work must be submitted to the Historic Preservation Staff within 60 days.

Applicant must provide cut sheets/specifications on materials and methods to be used.

8. Required permits attached, if applicable: ~~Fence~~ ~~Tree~~ ~~Sign~~ Building
9. A PDF on a Disc or Thumb Drive of entire application package must be submitted.
10. Description of work proposed. Please be specific and include as much information as possible in the box below. Attach an extra sheet if more space is needed.

BUILDING A 2ND STORY ADDITION OVER/ON TOP OF THE EXISTING 1ST STORY ON THE REAR OF THE MAIN PART OF THE HOUSE. THE EXISTING 1ST STORY WAS AN ADDITION THAT WAS ADDED ON YEARS AGO.

THE ADDITION WILL TIE INTO THE EXISTING STRUCTURE WITHIN THE EXISTING PROFILE OF THE HOUSE & IS NOT VISIBLE FROM THE STREET.

THE EXISTING HOUSE HAS WOOD TRIM WITH MINERAL/CEMENT SIDING & ASPHALT SHINGLES. THE WINDOWS & DOORS ARE WOOD FRAMED.

11. Estimated cost of improvement \$ 98,600

Filing Fee

Rate is 1% of Estimated Cost of Improvement. (Minimum of \$35.00 – Maximum of \$1,000.00)

Rate is 2% of Estimated Cost of Improvement for "After the Fact" Approvals (Minimum of \$50.00 – Maximum of \$2,000.00)

Make check payable to City of Annapolis

Signature of owner or authorized agent

The applicant certifies & agrees as follows: (1) that they are authorized by the property owner to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically approved by the Historic Preservation Commission; (5) that they are authorized by the property owner to grant City officials the right to enter onto the property for the purpose of inspecting the work permitted.

A Notice of Public Hearing sign will be made available to the applicant. By signing this application, the applicant acknowledges that it is their responsibility to post the sign 15 days before the hearing.

Owner/Applicant signature

Robert M. M... (BOWAN CONTRACTING)

Date

12/21/15

FOR HPC USE ONLY

Rate x Estimated Cost \$

Application received

Date paid

Amendment to COA #



City of Annapolis

Department of Neighborhood & Environmental Programs

145 Gorman Street 3rd Floor
Annapolis, MD 21401-2517

FOR CITY USE ONLY	
PERMIT #	
ISSUED	
BY	
EXPIRES	

DNEP@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Building Permit Application

Per City Code Section 17.12.056, fees are not refundable.

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to capital facility assessment charges.

Building site address 243 HANOVER STREET Suite/Unit # _____

Property Tax ID # 6000 0089 3200 Lot # 243

Is above address within the Historic District area? ☒ Yes ☐ No Waterfront? ☐ Yes ☒ No

Within the floodplain? ☐ Yes ☒ No Sprinkler system in building? ☐ Yes ☒ No

Within Arts District? ☒ Yes ☐ No Is there Art To be installed* ☒ Yes ☐ No

Property Owner Information

Name Daniel Farnoly
Address 243 Hanover Street
City Annapolis State MD Zip 21401
Day phone 410 816 9622 Cell same
E-mail DFarnoly@gmail.com

Contractor's Information

Name Bohan Contracting, Inc.
Address 21-B Randall Street
City Annapolis State MD Zip 21401
Day phone 410 757 0771 Cell 410 562 2193
E-mail mmarek@BOHANCONTRACTING.COM

Applicant Information

Name contractor
Address _____
City _____ State _____ Zip _____
Day phone _____ Cell _____
E-mail _____

Architect/Engineer Information

Name _____
Address _____
City _____ State _____ Zip _____
Day phone _____ Cell _____
E-mail _____

Occupant Information

Name owner
Address _____
City _____ State _____ Zip _____
Day phone _____ Cell _____
E-mail _____

Permit Information

Please check if any of the following work to be done is:

☒ Plumbing ☒ Electrical ☒ HVAC ☒ Gas

☒ Residential

Commercial

Value of work

\$ 98,600

Please provide 24-hour emergency contact information:

Name Mark Marek Phone 410 562 2193

Describe proposed work:

Add 2nd story addition to 1st floor and remodel existing house for new layout.

* Any Art work on a public or private building that is visible from a public walk shall be reviewed by the AIPPC. See Chapter 6.24 ART IN PUBLIC PLACES Annapolis, Maryland Code of Ordinances for projects subject to review

PERMIT # _____

Contractor License	License #	Expiration Date
MHIC	128200	04/29/2016
State of MD Construction		
MD Homebuilder Registration (New residential dwellings only)		

Dimensions of Proposed StructureLot size 1727 SF Building size 1804 SF Building height ≤ 26' # of stories 2Basement area only NA Total floor area (including basement) _____Proposed setbacks from property line (ft) Front 0 Left 0 Rear 55' Right 3.8'Is it a corner lot? Yes ☐ No ☒

If a water or sewer connection is required, I prefer:

City installation

To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed? ☒ No ☐ Yes (if so, complete a Tree Permit application)Are there trees within 15' of the limit of disturbance? ☒ No ☐ Yes (if so, complete a Trees in Construction Areas form)

A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A use permit application must accompany the building permit application.)

Existing use SFDProposed use SFD

A certificate of occupancy may be required as determined by the Code Official.

Signature of owner or authorized agent

The applicant certifies & agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) Meredith McAlister (BORAN CONTRACTING)Signature [Signature] Date 12/21/2015**FOR CITY USE ONLY**

DNEP final approval _____ Date _____

App fee paid _____ Permit fee _____ Fee due _____



City of Annapolis

Department of Neighborhood & Environmental Programs
145 Gorman Street Fl 3
Annapolis, MD 21401-2529

DNEP@annapolis.gov • 410-263-7946 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Residential Building Permit Plan Requirements

For One and Two Family Dwellings

Five (5) copies of the following **must** be submitted or the application will not be processed.

Site address of proposed work: 243 Hanover St. Annapolis MD 21401

Does this work require water and/or sewer connection or upgrade?

___ Yes X No

Tax Account number on permit application 272019385

Attached	Not Applicable	Required Submittal (Confirm 5 copies of each below) Specifications on page 2.
<u>X</u>	___	1. Building Permit Application
<u>X</u>	___	2. Site Plan
<u>X</u>	___	3. Floor Plans
<u>X</u>	___	4. Elevation Views
<u>X</u>	___	5. Wall Section
<u>X</u>	___	6. Footing Plan
<u>X</u>	___	7. Foundation Plan
<u>X</u>	___	8. Framing Plan
<u>X</u>	___	9. Door And Window Schedule
___	<u>X</u>	10. Standard Erosion & Sediment Control Form <u>X</u>
___	<u>X</u>	11. Occupancy Inspection Application Form (One Copy Only)
___	<u>X</u>	12. Stormwater Maintenance Agreement
___	<u>X</u>	13. Bond
___	<u>X</u>	14. Sprinkler Permit Application ***
___	<u>X</u>	15. Green Building Worksheet (If Applicable)

All construction plans must be in compliance with IRC2012 as amended by the City of Annapolis and are required on all new residential structures including single family dwellings, additions, accessory structures and other remodeling and repair jobs. Plans must be drawn to scale.

I attest that the above plans/forms are either attached or are not required as noted above.

Applicant signature

Mark H. Havel

Date

2-24-16

No work may begin until you have received your building permit card for posting.



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PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Critical Area Lot Coverage Worksheet

The completion and approval of this Critical Area Lot Coverage Worksheet is required for development activities that occur within the City of Annapolis Critical Areas for projects that do not require issuance of a building or grading permit or review through another Planning and Zoning process but require compliance with City and/or State Critical Area laws. If planting mitigation is required due to the proposed project, the site plan or a separate landscape plan must indicate the location of the proposed planting and include a table that states the species of the plants and number of each species. Additional information may be required as applicable. This form shall accompany a site plan and any other relevant plans that reflect the proposed work. All documents are to be submitted to the Department of Planning and Zoning for review and approval. See attached sheet for a list of items considered "lot coverage".

Applicant Information

Owner of property DANIEL FARNOLY
 Mail address 243 HANOVER STREET
 City ANNAPOLIS ST MD Zip 21401
 Phone(s) 609.816.9627 Email address DFarnoly@gmail.com
 Other Contact (Agent) BOHAN CONTRACTING
 Phone(s) 410.257.0971 Email address mmarek@bohancontracting.com

Property Information

Project address 243 HANOVER STREET
 Total site area (square footage) 1727 Zoning district _____
 Critical Area designation _____ BEA ☐ Yes ☒ No

Lot Coverage Information (See attached sheet for a description of "lot coverage")

Existing (square footage)		Proposed (square footage)	
1. House	_____	1. House	_____
2. Accessory structures	_____	2. Accessory structures	_____
3. Driveway	<u>N/A</u>	3. Driveway	<u>N/A</u>
4. Walkways	_____	4. Walkways	_____
5. Other	_____	5. Other	_____
Total Existing sf	0.00	Total Proposed sf	0.00
Total Existing & Proposed	0.00	Lot coverage percentage	0.00%

(Total Existing and Proposed Lot Coverage/Total Site Area)

Authorization

I certify these statements to be true and accurate and hereby grant City of Annapolis officials permission to enter my property for inspection.


Owner's Signature [Signature] Date 2.24.16
 City of Annapolis Authorized Signature _____

P&Z _____ Date _____

REQUIRED NOTES PER COMAR 09.1306

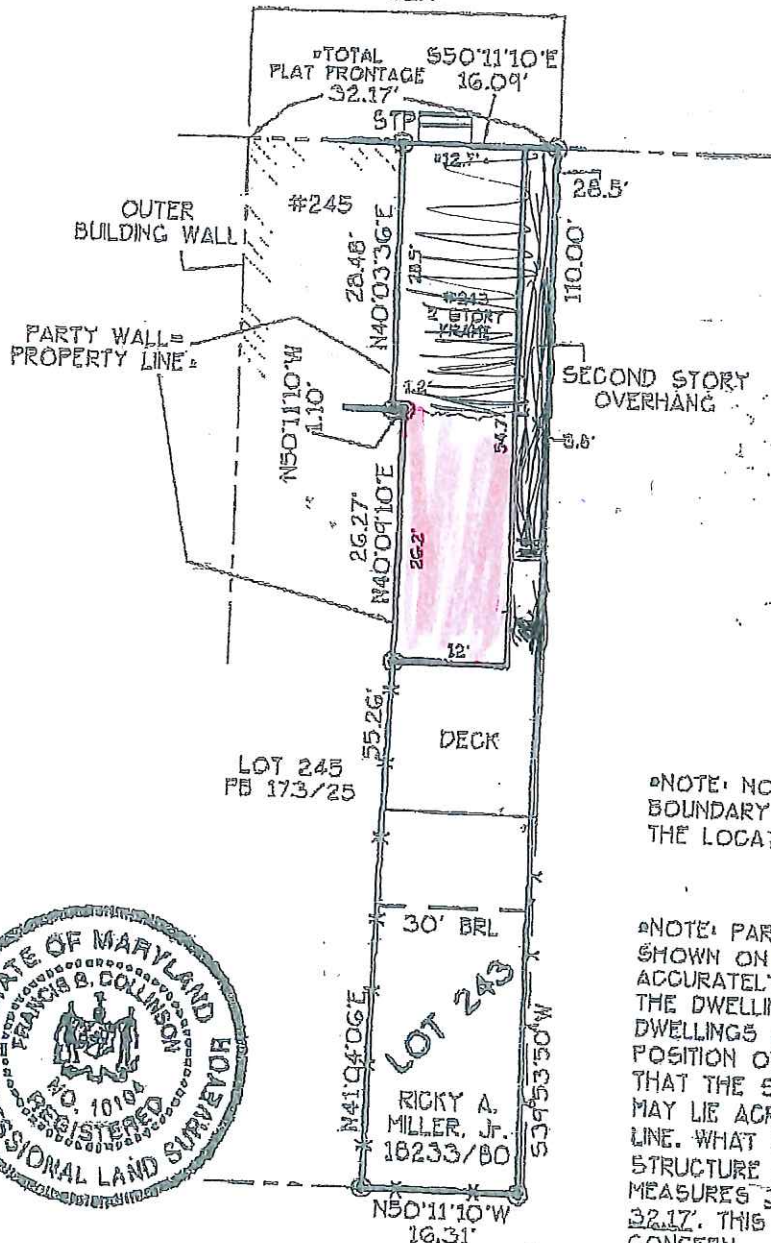
- 1) This plot is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
- 2) This plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
- 3) This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4) The level of accuracy of apparent setback distances is within 3 feet +/-.

ADDITIONAL NOTES

- 1) The subject property falls in flood zone "C" as shown on the flood hazard boundary map 240009 0005 B dated 11/04/81.
- 2) This is not a boundary survey or lot stakeout. No title research furnished to or done by this office.
- 3) This plot shows the principal structure and significant structures (close to the apparent property line) as required by Maryland law. However, additional internal structures may not be shown.
- 4) Fences shown as  are approximate only. The exact location of fences and boundary lines can be accomplished with a boundary survey.
- 5) The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
- 6) The source of data, bearings, and/or coordinates used on this drawing are based on the record plot or deed referenced: PB 173/25

HANOVER STREET

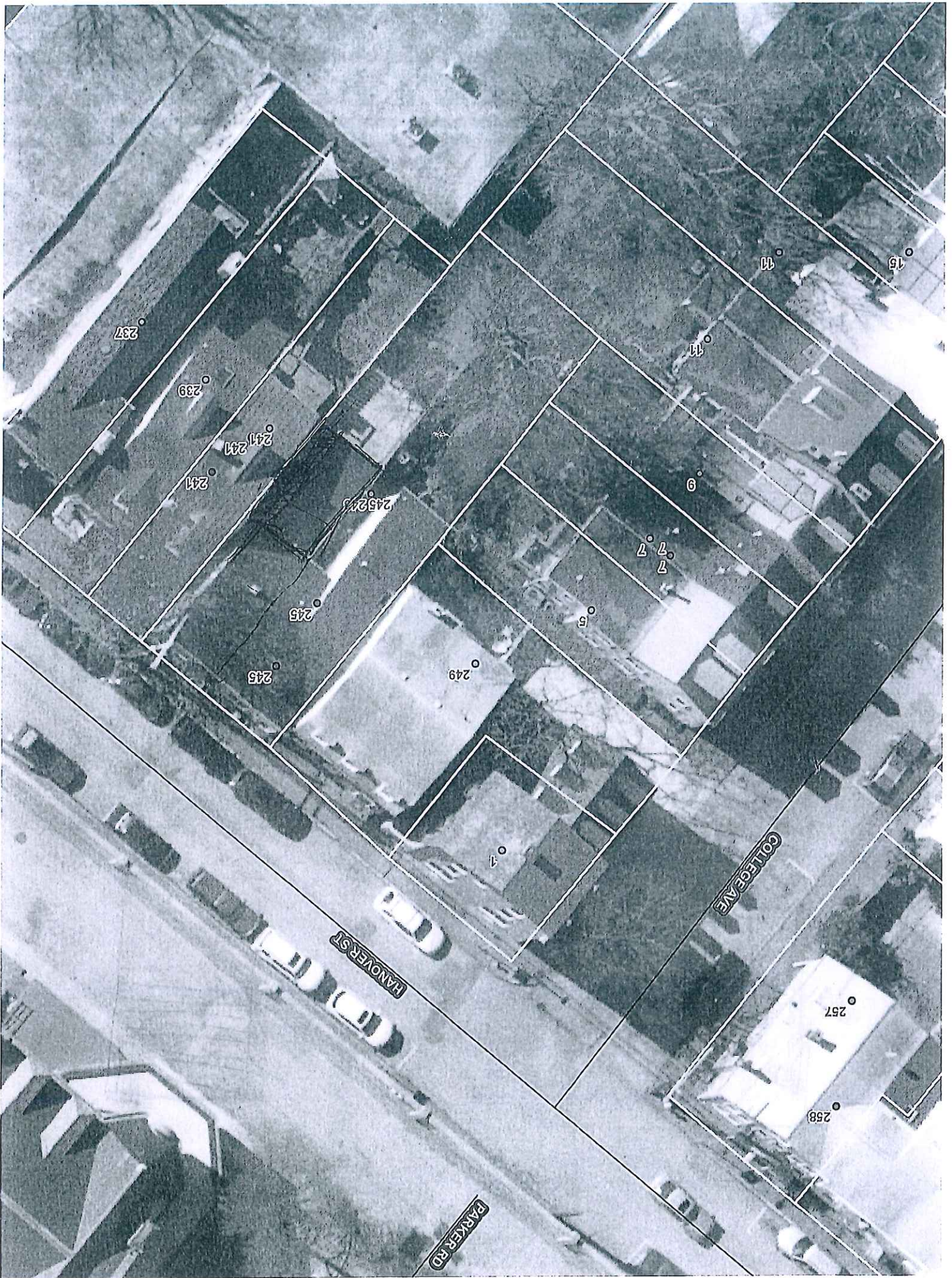
BETWEEN BUILDING WALLS
32.6'



NOTE: NO MARKERS FOUND ON SUBJECT LOT, A BOUNDARY SURVEY IS RECOMMENDED TO VERIFY THE LOCATION OF IMPROVEMENTS SHOWN HEREON.

NOTE: PARTY WALL BETWEEN #243 AND #245 (AS SHOWN ON REFERENCED PLAT 173/25) IS NOT ACCURATELY OBSERVABLE FROM THE EXTERIOR OF THE DWELLINGS. INTERIOR MEASUREMENTS OF BOTH DWELLINGS ARE REQUIRED TO ASCERTAIN THE POSITION OF THE PARTY WALL. CONCERN EXISTS THAT THE SECOND STORY 'OVERHANG' ON #243 MAY LIE ACROSS THE SOUTHEASTERLY PROPERTY LINE. WHAT IS KNOWN IS THAT THE ENTIRE STRUCTURE - #243 AND #245 TOGETHER - MEASURES 32.6' WHILE THE TOTAL PLAT DISTANCE IS 32.17'. THIS FACT DEMONSTRATES REASON FOR CONCERN.





237

239

241

241

243

245

245

249

7

7

7

9

11

11

16

257

258

HANOVER ST

COLLEGE AVE

PARKER RD



The +/-3'-0" Sidewalk btwn the side of the house & the neighbor (Neighbor's Gate)



Faux Porch – Metal 'Knee Brace', Wood Trim & 3-Tab Asphalt Shingles



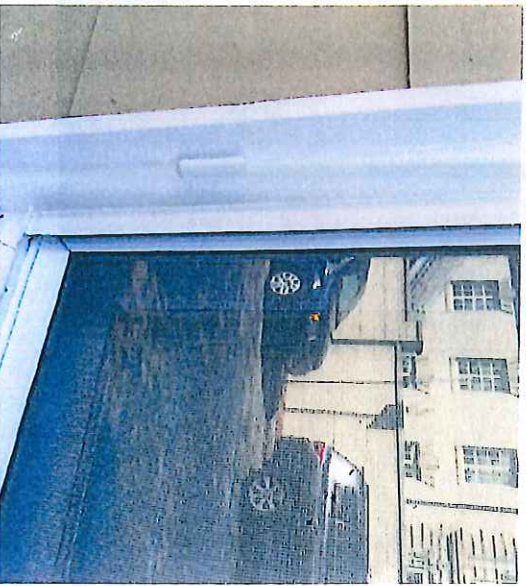


This is the Front Street View

- Cement Siding (Typical GAF WeatherSide)
- Faux Porch Roof Attachment
- Electric Meter opposite Mailbox on Front Wall



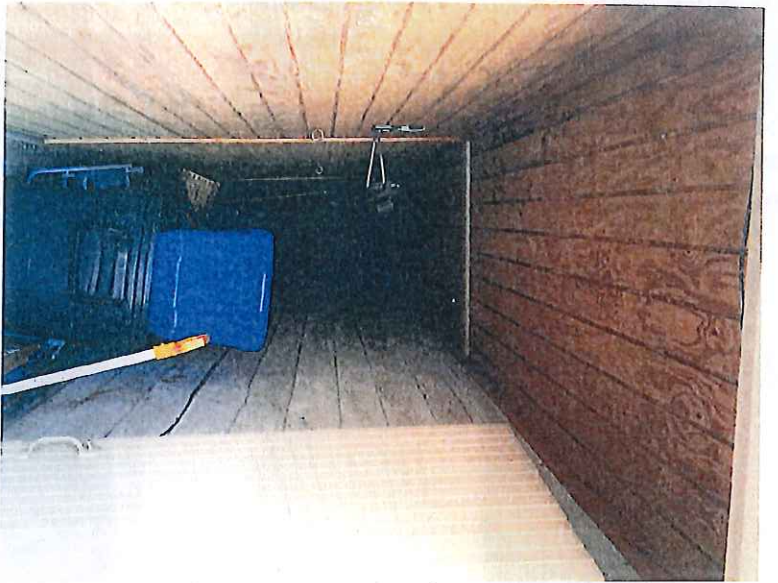
All Wooden Front Door, Sidelites & Storm Door





Transition point from 1st part of an addition to a 2nd extension-addition, all on the lower level. Wood Siding to the left (rearward), and GAF Weatherside Cement Shingles towards the front / meeting up with the original house





The Space under the Cantilever, behind the small Gate/Door for Storage
-T 1-11 Plywood Siding with-in



The forward looking view of the 3' side btwn the Neighbor & the back view of the opposing Gate/Door to the under-cantilever storage area
-Also Brick Patio Pavers

